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000942

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, Gladys C. Estabrook, individually, and in my capacity as personal representative of the Estate of E. Preston Estabrook, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR and other valuable consideration paid by Waterville Industries, Inc., a corporation duly organized and existing under the laws of the State of Rhode Island, whose mailing address is Warwick, RI, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Waterville Industries, Inc., its successors and assigns forever, the following described parcels of land:

TRANSFER  
TAX  
PAID

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, and being more particularly described as follows, to wit:

That parcel on which a diesel storage tank is located, together with appurtenances thereto, and ten feet around said diesel storage tank and appurtenances are located.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Waterville Industries, Inc., its successors and assigns, to it and its use and behoof forever.

And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Waterville Industries, Inc., its successors and assigns forever, against the lawful claims and demands of all persons, except as follows:

1. Mortgage Deed from E. Preston Estabrook and Gladys C. Estabrook to Waterville Savings Bank, n/k/a People's Heritage Savings Bank, dated July 14, 1981, and recorded in the Kennebec County Registry of Deeds in Book 2402, Page 157. Said mortgage being assigned by People's Heritage Savings Bank to Trafton Properties, Inc., dated September 22, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3030, Page 101.
2. Mortgage from E. Preston Estabrook to U.S.A. Farmers Home Administration dated July 11, 1984, and recorded in Kennebec Country Registry of Deeds in Book 2713, Page 344.

Which mortgages the Grantee herein hereby assumes and agrees to be responsible therefor and to hold the Grantor harmless thereon.

3-0-10  
4-0-1  
4-0-2  
4-0-3  
4-0-4  
5-0-1  
5-0-2  
5-0-3  
5-0-5

9-0-1 ✓  
10-0-1  
10-0-2  
13-0-3  
14-0-2  
15-0-1  
18-0-1  
19-0-6

new #3  
5-10  
4-10  
4-20  
6-20  
10-20  
10-30  
10-10  
5-10  
10-50  
15-20

IN WITNESS WHEREOF, I, the said Gladys C. Estabrook, individually, and in my capacity as personal representative of the Estate of E. Preston Estabrook, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 15th day of January, 1988.

Signed, Sealed and Delivered  
in presence of

Ronald L. Bishop, Esq.

Gladys C. Estabrook  
GLADYS C. ESTABROOK

STATE OF MAINE  
Kennebec, ss.

January 15, 1988

Then personally appeared the above named Gladys C. Estabrook, and acknowledged the foregoing instrument to be her free act and deed, in her individual capacity, and as personal representative of the Estate of E. Preston Estabrook. Before me,

Ronald L. Bishop, Esq.  
Notary Public/Attorney at Law  
Ronald L. Bishop, Esq.

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